4389-01438

Box 17

THIS INSTRUMENT WAS PREPARED BY: C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

Map 71-11
Parcel 58

SPECIAL WARRANTY DEED

BOOK 9401 PAGE 551

THIS INDENTURE, made and entered into this 28th day of June, 1994, by and between Sterling Bank & Trust (hereinafter referred to as the Seller) and the Secretary of Housing and Urban Development of Washington, D.C. (hereinafter referred to as the Buyer) his successors and assigns.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand to it paid, the receipt of which is hereby acknowledged, the Seller by these presents does hereby sell, transfer and convey to the Buyer, his successors and assigns forever, the following described real property situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being a part of the Old George Scrugg's Tract of land, and more particularly bounded and described as follows:

Beginning in the center of Meridian Street or Trinity Road, at the southeast corner of the A. L. Rawls Tract; running thence westwardly 300 feet, more or less, with Rawls south line to the northeast corner of the lot of land conveyed by Overall to C. W. Dews and wife, by deed of record in Book 533, page 156, Register's Office for said County; thence with said Dews East line southerly 50 feet to a point, being the southwest corner of this lot herein conveyed, and the northwest corner of another lot owned by Cora F. Shane; thence eastwardly parallel with the South line of the Rawls tract 300 feet, more or less, to a point in the center of Meridian Street; thence with the center of said street 50 feet to the beginning.

Being the same property conveyed to Sterling Bank & Trust from C. Edward Coomer, Substitute Trustee, by Substitute Trustee's Deed of record in Book 9387, page 715, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid land with all estates, hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Buyer, his successors and assigns forever. The Seller is lawfully seized with fee simple title of the said aforesaid real property and the Seller has good and lawful right to sell, transfer and convey said property to the Buyer. The Seller will warrant and defend title to the Buyer against all persons claiming through or under it, but not otherwise.

IN WITNESS WHEREOF, the Seller has caused this Special Warranty Deed to be executed by having its proper official subscribe hereto her official signature all as of the day and year aforesaid.

STERLING BANK & TRUST

By: Mary Ann Edwards

Mary Ann Edwards, Asst. Vice President

STATE OF MICHIGAN)

COUNTY OF OAKLAND)

BOOK 9401 PAGE 552

Before me, Elodie R. Henderson, a Notary Public in and for the State and County aforesaid, personally appeared Mary Ann Edwards, with whom I am personally acquainted and who acknowledged her self to be the Asst. Vice President of the Sterling Bank & Trust and who, as such Asst. Vice President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing as the Asst. Vice President for the Sterling Bank & Trust.

Witness my hand and official signature at Southfield, Michigan, this 28th day of June, 1994.

My Commission Expires:

ELODIE R. HENDERSON
Notary Public, Oakland County, Mich.
Acting in Oakland County
My Commission Expires: 8-3-94

NOTARY PUBLIC

4664 07/07 0101 03CHECK 8.00

68982
IDENTIF. ↑ REFERENCE

94 JUL -7 PM 4:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.